**Via Email:**

**From: Sean Moore, Planning, Infrastructure and Economic Development Department, City of Ottawa**

**To: Kathy Kennedy – CHNA Planning and Development**

**CC. Karen Wright - CHNA, Peter Eady- CHNA, Fiona Mitchell-City of Ottawa, Jeff Leiper- City of Ottawa**

**Sep 18 at 8:54 AM**

Hi Kathy,

Thank you for your comments.  I’ve gone through your document and provided some further information below.  If I have not answered one of your questions please advise, and we can discuss further, by phone, email or in person at the public meeting.

* The rationale behind the City of Ottawa’s application for this Zoning By-Law Amendment at this time.

Staff are proceeding as directed by Planning Committee and based on the decision by the federal government to transfer these lands for purpose of the location of a new hospital site, thus the need to examine the property in its current policy context (both within the CEF and within a Mixed-Use Centre in the City's Official Plan and Preston-Carling Secondary Plan).

Please find a link below to the City’s May 9th 2017 Planning Committee meeting where Council members made the recommendation to staff to bring forward a City initiated Official Plan and Zoning By-law Amendment application in order to bring the City’s planning documents into alignment with the federal land use decision, below is the link to the minutes of that Planning Committee meeting:

<http://app05.ottawa.ca/sirepub/mtgviewer.aspx?meetid=6979&doctype=MINUTES>

* Were officials from the federal government and the TOH consulted before and/or during the preparation of this zoning application. If yes, when did these consultations take place?

As you probably know the 21ha parcel of land is owned by three portfolios of the federal government; the National Capital Commission, Public Services and Procurement Canada and Agriculture and Agri-Food Canada (on various parcels).  These federal departments were circulated the proposed Zoning By-law and Official Plan amendments to ensure they are aware of Staff’s initial proposal, and have the ability to comment on the application on their lands.  Similar to any major development project, staff have met with the proponents/owners to discuss the policy direction of the City’s Official Plan, Preston-Carling Secondary Plan, Zoning information, as well as information on servicing, engineering requirements, applicable guidelines, design objectives and City standards.  This information will help inform them of City policy and standards as they work with their hired consultants on a master plan (site plan) in the coming months.

* The nature of the documentation provided to the city upon which this zoning application was based.

The City regularly initiates Official Plan and Zoning By-law amendment applications on properties owned by others to implement various policy direction, or other changes warranting a policy review.  For example, staff apply new policy on recent Secondary Plan areas to implement the direction of those plans; or at the time of each 5-year review of the City's Official Plan staff make recommendations to Council on expanded land-use designations or changes to land-use designations based on social, environmental and economic needs of the City.  In these cases, staff base their recommendations on applicable policy and good planning principles.   In this specific case staff’s initial recommendations are based on good planning principles and consistency with policy direction (we take into account the Provincial Policy Statement, OP polices, the Secondary Plan policies).  The public consultation process will provide further insight into staff’s final recommendations.  Studies, plans and reports will be required during the site plan control stage, though the use of the holding provision (h), to support the details of the hospital and site development, including such matters as design, transportation, parking, architecture, height, transitioning, servicing, environmental considerations, open space, connectivity etc.

* Provision of copies of the documentation upon which this zoning application is based.

Staff conducted an internal review of the Provincial Policy Statement, OP polices, the Secondary Plan policies, relevant Zoning information as a basis of the proposed Official Plan and Zoning By-law amendment.

* An update on the anticipated timing of the transfer of property from the federal government to TOH.

Public Services and Procurement Canada (PSPC) is leading federal efforts to assemble the lands of the Sir John Carling Site in support of the new Ottawa Hospital Civic Campus. For more information on this process, please contact PSPC’s Real Property or Media relations team (link below):

<https://www.tpsgc-pwgsc.gc.ca/biens-property/cn-bn-pp-eng.html>

* How was this zoning amendment developed when information on the healthcare needs and the expected size of the facility are not yet available?

The proposal would see the portion of land surrounding the Carling O-Train Station remain a Mixed-Use Centre designation, and the Preston-Carling Secondary Plan policies would remain applicable and untouched in guiding future development in this area.  The underlying zoning of this area is, as of today, ‘Mixed-Use Centre’ which currently permits a variety of transit supportive uses, mixed uses and allowances for density (including a hospital).  An urban hospital could be developed in conjunction with the O-train station.  On the east side of the O-Train line the lands are also designated Mixed-Use Centre, however zoned Open Space [356].  The existing Exception ‘356’ already permits a hospital.  Bringing a Mixed-Use Centre zoning to this property aligns it with the vision of the Preston-Carling Secondary Plan.

Moving westward to the Central Experimental Farm lands, much of the Sir John Carling site is designated ‘General Urban Area’, although within the Central Experimental Farm boundary.  A portion (approximately 5ha) of the land is designated ‘Agricultural Research Area’, and houses the tennis club, open space and, cedar hedge collection etc.  Bringing this 5ha parcel into the ‘General Urban Area’ designation does not preclude this space from remaining open space, or being a location of ‘wellness’ and transition for the future hospital.  This will be a detail of the future site plan control application by the Hospital.  In terms of zoning this area of the Sir John Carling Site, a ‘Major Institutional’ zone is proposed, and specifically on the lands designated ‘Agricultural Research Area’, permitted heights would be limited to 4 storey’s to ensure policy and zoning is established such that transition to the CEF are set.

The key is that the proposed zoning would only go forward with the provision of a ‘holding symbol’ (denoted by the lower case ‘h’).  This ‘h’ would not permit the use of a hospital, or any use in the zoning, until such time as certain criteria are met.  These criteria would be the approval of a master site plan, with the appropriate studies and reports that supported that site plan.  Through public consultation we are receiving community comments on public concerns and comments on this proposal.  We will be examining appropriate ‘conditions’ on the zoning through the use of the ‘h’ to ensure that when the Hospital come forward with a proposed site plan they will be required to look at matters such as; design, open space planning, parking management, architecture treatment, transitioning to the CEF, transportation studies, servicing studies, Cultural Heritage Impact Studies, landscape plans, etc.  These will be the test to determine how the hospital is cited on this chosen site, how it interacts with the CEF, how parking and transportation are addressed, where vehicular access is obtained from, how the hospital integrates with the O-Train station, etc.

The details of ensuring the hospital can integrate into this 21 ha parcel of land, and how it interacts with neighbours, existing streets, transit, open space etc, will be examined at the site plan control application stage.  This next application will also be subject to public notification and consultation.  Only until the ‘conditions’ of the holding provision have been satisfied will City Staff recommend to Council the remove of the ‘h’ from the zoning.

For clarity a hospital is permitted within the Mixed-Use Centre zone currently, on about 13 ha of the site.  Some of the rezoning would see the other lands (which are zoned L3, AM and AM10) be zoned to also allow a hospital.  The proposed zoning would establish the ‘h’ to ensure a hospital only moves forward when the example criteria above have been met, while the other aspect of the zoning is to better align policies with zoning (for example implementing a ‘Major Institutional Zone’ in areas adjacent the CEF).

* What is the basis of the re-zoning of Area C?

Currently the AM10 zone (found within Area C) does not permit a hospital, thus the need to rezone to allow the hospital an opportunity to develop also within Area C, with the holding provision until such time the various ‘conditions’ have been fulfilled.

Regards,

**Sean Moore** MCIP, RPP

Planner III **|** Urbaniste III

Development Review (South Services) **|** Examen des projets d'aménagement (services sud)

Planning, Infrastructure and Economic Development **|** Services de planification, d'infrastructure et de développement économique

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